NEST
ESTATE AGENTS

FOR SALE

63 Ollar Valley

Ballyclare, BT39 9ZE

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Offers over £219,950

63 Ollar Valley, Ballyclare

Nest Estate Agents are delighted to bring to market this beautifully presented three-bedroom semi-detached home, ideally positioned within the popular Ollar Valley development on Ballyclare's new Jubilee Road.

Built circa 2018, this impressive home still retains a wonderful new-build feel, offering bright, contemporary accommodation finished in stylish, on-trend décor throughout. Presented to an excellent standard, the property is ready for its new owners to simply move in and enjoy.

The spacious lounge provides a welcoming first impression, featuring a beautiful wood-burning stove which creates an attractive focal point and a cosy atmosphere. To the rear, the modern Shaker-style kitchen incorporates an informal dining area and is open plan to a bright and versatile sunroom — an ideal space for everyday family living and entertaining.

Further accommodation includes a convenient downstairs W/C, three well-proportioned bedrooms, including a principal bedroom with ensuite, and a modern family bathroom suite.

Externally, the property benefits from front and rear gardens, with the rear garden enjoying a lovely paved feature sitting area, perfect for outdoor dining, entertaining or relaxing during the summer months.

The location is another major attraction. Situated just off the new Jubilee Road, residents can enjoy easy access to Ballyclare's excellent range of local amenities, including shops, cafés, restaurants and everyday conveniences, while also being within the catchment area for a number of leading local schools. The position also allows residents to bypass the busier parts of the town, while providing excellent access to the M2 motorway for commuting to Belfast and surrounding towns.

A beautifully presented, modern home in a highly convenient location — early viewing is highly recommended.

HALLWAY 13'2" x 6'5" (4.01m x 1.96m)
Hardwood front door with overhead glazed inset. Tiled flooring. Recessed spotlights.

LIVING ROOM 16'11" x 11' (5.16m x 3.35m)
Feature wood burning stove with beam and tiled hearth. Recessed spotlights.

TOILET 6'7" x 3'2" (2.01m x 0.97m)
White suite comprising low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled splashback. Tiled flooring.

STORAGE 5'7" x 1'7" (1.70m x 0.48m)

FITTED KITCHEN 16'11" x 12'1" (5.16m x 3.68m)
Shaker style kitchen with range of high and low level units with contrasting worktops and matching upstand. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Integrated gas hob. Integrated electric oven. Stainless steel extractor fan. Integrated fridge freezer. Integrated dishwasher. Tiled flooring. Recessed spotlights.

SUN ROOM 9'6" x 11' (2.90m x 3.35m)
Tiled flooring. Recessed spotlights.

FIRST FLOOR

LANDING 6'5" x 16'11" (1.96m x 5.16m)
Access to roofspace.

BEDROOM 1 12'2" x 9'8" (3.71m x 2.95m)

ENSUITE 4'10" x 6'10" (1.47m x 2.08m)
White suite comprising fully enclosed corner shower unit. Vanity style sink unit with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled flooring. Tiled splashback.

BEDROOM 2 11'1" x 9'3" (3.38m x 2.82m)

BEDROOM 3 11'1" x 7'4" (3.38m x 2.24m)

BATHROOM 7' x 7'7" (2.13m x 2.31m)
White suite comprising paneled bath with mixer taps and overhead shower. Vanity style sink unit with mixer taps. Low flush W/C. Tiled flooring. Tiled splashback. Recessed spotlights.

OUTSIDE
Front and rear laid in lawns bordered by mature shrubbery and feature paving. Outdoor tap and lighting. Private driveway for multiple vehicles.

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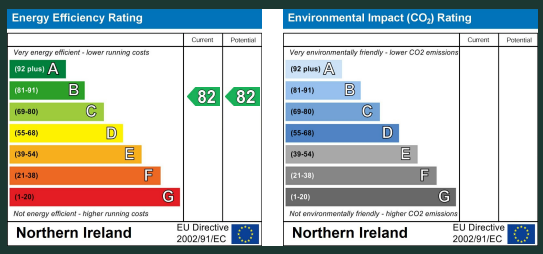
Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.



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11 The Square Ballyclare, Co.Antrim, BT39 9BB
Tel: 02893438090 Email: hello@nestestateagents.com